LOT 45 & S4' OF LOT 46
CONSERVATION ESMT PT 790/1109
MARSH LAKES PB 5/159-167

DAVILA KELLY ANN G & WALFREDO
96206 MARSH LAKES DRIVE
FERNANDINA BEACH, FL 32034

2025

37-2N-28-1320-0045-0000

BUILDING CHARACTERISTICS

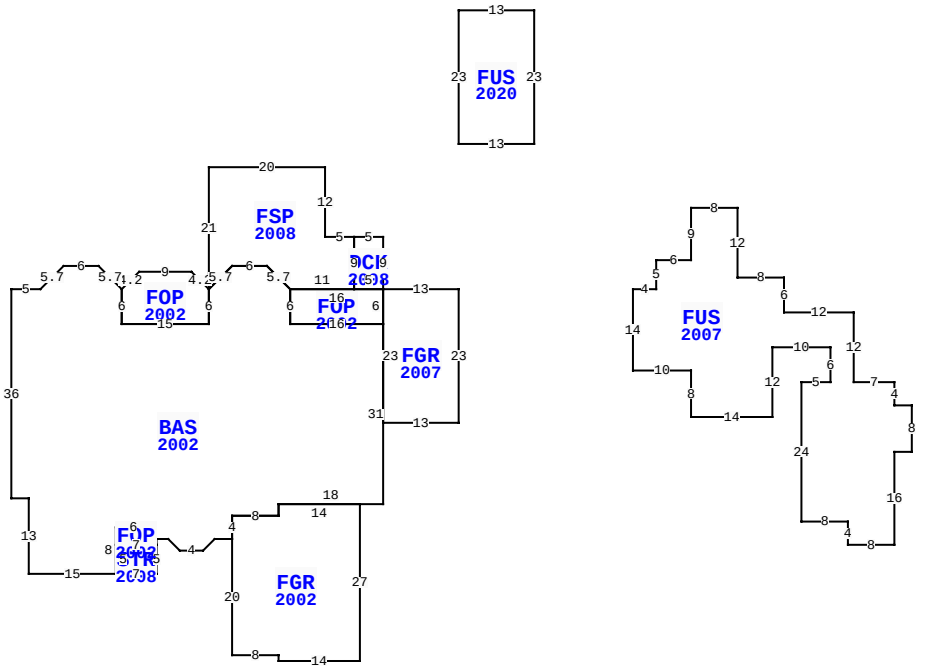
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	21	STONE 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	04	REIN CONC 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,575	100	2002	2,575	367,460
DCK	45	10	2008	4	570
FGR	570	55	2002	314	44,809
FGR	299	55	2007	164	23,403
FOP	19	30	2002	6	856
FOP	96	30	2002	29	4,139
FOP	126	30	2002	38	5,423
FSP	425	40	2008	170	24,260
FUS	1,162	100	2007	1,162	165,820
FUS	299	100	2020	299	42,668
TOTALS	5,651			4,765	679,978

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,765	101.4800	160.34	764,020	2002	2002	0	0	0	11.00	89.00

1 SFR CUST – 0% - 0 Heated Area: 4036 HX Base Yr



** This building has 11 Sub-Areas

96206 MARSH LAKES DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/19/2024 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
2	0855	CONC PAVER	0	0	0	0	256.00	SF	10.00	10.00	100	2002	2002	3	80	2,048	
3	0921	CWALL-CC P	0	0	0	0	134.00	LF	660.00	660.00	100	2002	2002	3	80	70,752	
4	0920	CWALL-WD/M	0	0	0	0	88.00	LF	390.00	390.00	100	2002	2002	3	20	6,864	
5	1244	WD DECK EX	0	0	0	0	600.00	SF	18.50	18.50	100	2002	2002	3	29	3,219	
6	1244	WD DECK EX	0	0	0	0	63.00	SF	18.50	18.50	100	2002	2002	3	29	338	
7	1125	CB/STC 6"	0	0	0	0	25.00	SF	7.35	7.35	100	2002	2002	3	80	147	
8	0861	POOL GUNIT	0	0	18	10	180.00	SF	85.00	85.00	100	2008	2008	3	48	7,344	
9	0911	SCRN RM A	0	0	18	33	594.00	SF	17.50	17.50	100	2008	2008	3	31	3,222	

LAND DESCRIPTION

TOTAL OB/XF 96,909

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	RES MARSH	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 12/07/2019 BY TWA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE	679,978
TOTAL MARKET OB/XF VALUE	96,909
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	1,126,887
SOH/AGL Deduction	0
ASSESSED VALUE	1,126,887
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,126,887
TOTAL JUST VALUE	1,126,887
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,109,967

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2109490	1 WINDOW & 2 DOOR	7,000	07/20/2021
B2109491	REPAIR STICO	9,000	07/20/2021
B2010751	REPAIR REAR DECKI	35,000	11/05/2020
B1908063	REMODEL	35,000	10/01/2019
R1910381	REPAIR/RRF	42,361	09/01/2019
B21936	XFOB	8,000	09/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2510/0521	11/01/2021	WD	Q	I	01	995,000
GRANTOR: FANELLI ERIC S & DEBO						
GRANTEE: DAVILA KELLY A GALL						
1709/1120	11/09/2010	WD	Q	I	02	715,000
GRANTOR: PARROTT EDWIN C & CAR						
GRANTEE: FANELLI ERIC S & DE						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2007] W13 DCK=[YR=2008] N9 W5 FSP=[YR=2008] W5 N12 W20 S21 FOP=[YR=2002] U3 L3 W9 D3 L3 BAS=[YR=2002] U4 L4 W6 D4 L4 W5 S36 E3 S13 E15 STR=[YR=2008] E7 N5 FOP=[YR=2002] N1 W1 N2 W6 S3 E7 $ W7 S5 $ N8 E6 S2 E3 D2 R2 E4 U2 R2 E3 FGR=[YR=2002] S20 E8 S1 E14 N27 W14 S2 W8 S4 $ N4 E8 N2 E18 N 31 FOP=[YR=2002] N6 W16 S6 E16 $ W16 N6 U4 L4 W6 D4 L4 S6 W15 N6 $ S6 E15 N6 $ U4 R4 E6 D4 R4 E11 N9 $ S9 E5 $ S23 E13 N23 $PTR= N25 FUS=[YR=2020] N23 E13 S23 W13 $ S25 $ PTR= E30 FUS=[YR=2007] E4 N5 E6 N9 E8 S12 E8 S6 E12 S12 E7 S4 E3 S8 W3 S16 W8 N4 W8 N24 E5 N6 W10 S12 W14 N8 W10 N14 $ W30 $.